



# MEMORANDUM

City of Angels City Council

**Date:** April 21, 2026

**To:** City Council

**From:** Michael Hodson, City Administrator

**Re:** Resolution 26-47 approving Task Order 5 in the amount of \$10,000 for Augustine Planning Associates, Inc. to update the City's general plan housing element

**Recommendation**

Approve Resolution 26-47.

**Background/Discussion**

Augustine Planning Associates, Inc. was awarded the City Planning Services contract on August 1, 2023, in the amount of \$90,000 annually. Since that date, four Change (Task) Orders have been approved:

Task Order #	Amount	Description
Task Order 1 Task Order 2	\$15,000	Oversee the Utica Park/Lightner Mine Expansion and Rehabilitation Project. Both task orders were completed at the end of FY 24/25.
Task Order 3	\$5,000	Process business licenses, park reservations, banners, and planning and encroachment permit intake and routing during maternity leave for the Administrative Services Specialist between mid-June and mid-August, 2025
Task Order 4	\$3,000	Prepare and submit a \$1.5 million Community Development Block Grant for economic development (Council approval November, 2025). The application was submitted in March 2026.
<b>Task Order 5 (Requested)</b>	<b>\$10,000</b>	<b>Update the City's General Plan Housing Element</b>
Total	\$33,000.00	

Task Order 5: Update the City's General Plan Housing Element.

Augustine Planning Associates, Inc. prepared the 2014-2019 and 2019-2027 City of Angels General Plan Housing Element. The next update is due in 2027.

Updating requires public outreach, reviewing and revising the existing Housing Element to comply with changes in state regulations since the last housing element was adopted October, 2019 for the period of 2019-2027.

State (Housing and Community Development) reviews generally require multiple drafts of the Housing Element to achieve a state-certified housing element. A certified housing element allows the City to qualify for various grants and programs. The update will cover the period from 2027 through 2035. It is anticipated to cost \$10,000±.

The regional housing needs assessment (RHNA) established by the California Department of Housing and Community Development establishes the number of units the Housing Element is expected to facilitate for the period 2027-2035. The total is 188 units for the following income levels:

**Regional Housing Need Allocation by Income Category**

Jurisdiction	Acutely Low	Extremely Low	Very-Low	Low	Moderate	Above-Moderate	Total
Calaveras County Region Total	46	60	66	109	110	205	596
City of Angels Camp	11	20	21	27	36	73	188
Unincorporated Calaveras County	35	40	45	82	74	132	408

As shown, the highest category of housing needed is in the moderate-income category followed closely by the low-income category. 2025 income levels for Calaveras County as established by the state are:

Number of Persons in Household:		1	2	3	4	5
Calaveras County Area Median Income: \$101,500	Acutely Low	10700	12200	13750	15250	16450
	Extremely Low	21350	24400	27450	32150	37650
	Very Low Income	35550	40600	45700	50750	54850
	Low Income	56850	65000	73100	81200	87700
	<b>Median Income</b>	71050	81200	91350	<b>101500</b>	109600
	Moderate Income	85250	97450	109600	121800	131550

**Financial Impact**

\$10,000 was included in the mid-year budget review for this item.

**Attachments**

- A. Task Order No. 5
- B. Resolution 26-47